

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WOODS END RD, LINCOLN

OWNERSHIP

Owner 1:	BALOGH TR KAROLY
Owner 2:	BALOGH TR JUDITH
Owner 3:	10 WOODS END ROAD REALTY TRUST
Street 1:	10 WOODS END RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3102 Type:

PREVIOUS OWNER

Owner 1:	BALOGH KAROLY -
Owner 2:	BALOGH JUDITH -
Street 1:	10 WOODS END RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3102

NARRATIVE DESCRIPTION

This Parcel contains 3.227 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1938, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 3 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.39		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									8,340						8,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,000	21,300	3.227	654,700	957,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 348.43						/Parcel: 348.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	281,000	21300	3.227	654,700	957,000	957,000	Year End Roll	9/28/2017
2017	101	FV	276,100	21300	3.227	648,300	945,700	945,700	Year End Roll	9/29/2016
2016	101	FV	269,600	21300	3.227	629,900	920,800	920,800	Year End Roll	1/14/2016
2015	101	FV	262,300	21300	3.227	583,500	867,100	867,100	Year End	10/2/2014
2014	101	FV	242,900	21300	3.227	544,300	808,500	808,500	Year End Roll	1/23/2014
2013	101	FV	238,100	21300	3.227	528,300	787,700	787,700	Year End Roll	10/25/2012
2012	101	FV	238,100	21300	3.23	542,900	802,300	802,300	Year End	1/26/2012
2011	101	FV	260,900	21300	3.23	561,100	843,300	843,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BALOGH KAROLY,	52546-131		4/8/2009	FAMILY		1	No	No		
JOHN STETSON	12052-85		8/10/1971		90000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2006	3401	ROOF	20,000	C				Remove & repair ro

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
7/25/2006	PERMIT VISIT	100	B MORGAN
12/9/2004	M&L COMPLETE	615	D VELUTTI
10/10/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

